

CERTIFICATE OF INCORPORATION

VILLAGE OF GREENLEAF

BROWN COUNTY, WISCONSIN

I, Kathy Blumenfeld, Secretary of Administration and Custodian of the Records relating to incorporations of villages and cities, **DO HEREBY CERTIFY THAT:**

WHEREAS, The Clerk of Circuit Court in Brown County, John Vander Leest, did, on March 26, 2024, submit to the Secretary of Administration documents pertaining to the incorporation of a portion of the Town of Wrightstown as a village under the provisions of §66.0211 Wisconsin Statutes. Pursuant to the return of votes cast at the election held on June 20th, 2023, and canvassed on June 20th, 2023, on the question of whether a portion of the Town of Wrightstown should be incorporated as a village, a majority of the votes were cast in favor of a village as follows:

FOR the village: 106

AGAINST the village: 9

The territory for incorporation as the Village of Greenleaf has an estimated population of 735 persons.

NOW, THEREFORE, I, KATHY BLUMENFELD, Secretary of Administration, pursuant to Wisconsin Statutes 66.0211, do hereby declare that the area, as described in the attached legal description and map, and situated in the County of Brown, State of Wisconsin, is duly incorporated as a village and that from henceforth the said village shall be known as the:

VILLAGE OF GREENLEAF

and be governed by the provisions of Chapter 66 of the Wisconsin Statutes and Laws amendatory thereof and supplementary thereto.

IN TESTIMONY WHEREOF, I have hereunto set my hand in the City of Madison, this 5 day of April 2024.

Kathy Blumenfeld
Kathy Blumenfeld
Secretary of Administration

CLERK OF CIRCUIT COURT

100 SOUTH JEFFERSON STREET
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600
TELEPHONE (920) 448-4155
FAX (920) 448-4156
WWW.CO.BROWN.WI.US/CLERK_OF_COURTS



RECEIVED

March 26, 2024

Municipal Boundary Review
Wisconsin Dept. of Admin.

JOHN A. VANDER LEEST
CLERK OF CIRCUIT COURT

JULIE HORNBURG
CHIEF DEPUTY

3/19/2024

Dear Dept. of Administration Secretary and DOA staff,

Judge Zakowski ordered that my office shall certify such referendum results to the Secretary of Administration and shall supply the Secretary of Administration with a copy of such description of the legal boundaries of the Village of Greenleaf and the associated population and a copy of such plat of the Village of Greenleaf as filed with the Court by the Town of Wrightstown on January 5, 2024, pursuant to Wis. Stat. § 66.0211(5).

Please see the signed document from February 23, 2024 certifying that the majority of votes cast in the incorporation referendum were in favor of the village. I've included the board of canvassers report, tabular statement of votes cast, a certification of the board of canvassers and a summary statement of the Board of Canvassers, all pertinent to the subject referendum.

Please let me know if you need anything further.

Best regards,


John A. Vander Leest
Brown County Clerk of Courts

FILED

02-23-2024

Clerk of Circuit Court

Brown County, WI

2019CV000896

BY THE COURT:

DATE SIGNED: February 23, 2024

Electronically signed by John A. Vander Leest
Clerk of Court

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH VIBROWN COUNTY

In the Matter of INCORPORATION
OF A PORTION OF LANDS COMPRISING
THE TOWN OF WRIGHTSTOWN, Brown County,
as a Village Pursuant to
the Provisions of Chapter 66 of the Wisconsin Statutes.

Case No. 19-CV-896

**CERTIFICATION THAT MAJORITY OF VOTES IN
INCORPORATION REFERENDUM CAST IN FAVOR OF VILLAGE**

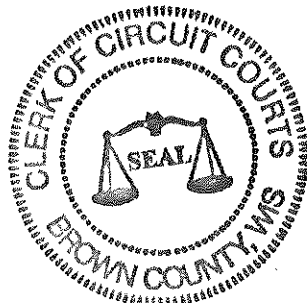
I, John Vander Leest, Clerk of Court for Brown County, Wisconsin, by the powers vested in me pursuant to Wis. Stat. § 66.0211(5), do hereby certify that the majority of the votes cast in an Incorporation Referendum were in favor of a Village. The population of the Village of Greenleaf is approximately 735. Said Incorporation Referendum occurred on June 20, 2023, in the Town of Wrightstown pursuant to an Order filed on March 9, 2023, in Brown County Circuit Court Case No. 19-CV-896.

As set forth in the Board of Canvassers Report, 106 votes were cast in favor of a village, and 9 votes were cast against a village.

Attached hereto is a Board of Canvassers Report, Tabular Statement of Votes Cast, a Certification of the Board of Canvassers and a Summary Statement of the Board of Canvassers, all pertinent to the subject referendum.

Dated: January __, 2024.

John Vander Leest, Clerk of Circuit Court



FILED

01-05-2024

Clerk of Circuit Court

Brown County, WI

2019CV000896

Board of Canvassers Report

Tabular Statement of Votes Cast

Town of Wrightstown, Brown County, Wisconsin

Municipal Referendum Election held on June 20, 2023

Question: Should a portion of the Town of Wrightstown consisting of the lands generally described as follows, be incorporated as a village?

Commencing at the intersection of Old 57 and Day Street; easterly on Day Street to the western lot line of and encompassing the Wrightstown Sanitary District (6758 Lagoon Road) then from that point where the easterly property line of 6758 Lagoon Road intersects with tributary BC_ID 1382 of the East River, easterly along said tributary to the western border of parcel W-1202; then due north along the line created by said western lot line to the southern lot line of Parcel W-324; then along the line created by said southern lot line due east to Bunker Hill Road; then north to the intersection with Fair Road; then east to Deuster Street; then south to and including 6723 Deuster Street and the Breckenridge Falls Subdivision; then south along the line formed by the eastern border of said subdivision to the south lot line of Parcel W-460-5; then along such lot line due west to the west property line of 1702 Day Street; then south along the line formed by said west border of said property line to the south property line of 1696 Day Street; then along the south property line west to tributary BC_ID 2700 and 2701 of the East River westerly to the west border Parcel 1088-6; then north along the line formed by said west lot line to the south property line of 6816 Country Creek Court; then due west following the line created by said south property line to Old 57; then, North to Day Street.

☐ Yes☐ No

Reporting Units – Portion of Wards 2 & 3

Yes – 106

No – 9

Total Votes Cast-Referendum – 115

Dated this 26th day of June, 2023, nunc pro tunc to June 20, 2023.

BOARD OF CANVASSERS

- 1) Cecilia Kiefer
- 2) Charlene Bittmacker
- 3) Linda Tucker



Certification of the Board of Canvassers

We, the undersigned, certify that we are the members of the Board of Canvassers for the Town of Wrightstown, Brown County, Wisconsin.

We certify that the attached Tabular Statement of Votes Cast and Summary Statement of the Board of Canvassers, canvassed and prepared by us, are correct and true as compiled from the original returns, made to Donna Martzahl, Town of Wrightstown Clerk.

We further determine and certify that the following referendum question was **approved** by a majority of the electors voting on the question based on the vote totals recorded on the following statement:

Question: Should a portion of the Town of Wrightstown consisting of the lands generally described as follows, be incorporated as a village?

Commencing at the intersection of Old 57 and Day Street; easterly on Day Street to the western lot line of and encompassing the Wrightstown Sanitary District (6758 Lagoon Road) then from that point where the easterly property line of 6758 Lagoon Road intersects with tributary BC_ID 1382 of the East River, easterly along said tributary to the western border of parcel W-1202; then due north along the line created by said western lot line to the southern lot line of Parcel W-324; then along the line created by said southern lot line due east to Bunker Hill Road; then north to the intersection with Fair Road; then east to Deuster Street; then south to and including 6723 Deuster Street and the Breckenridge Falls Subdivision; then south along the line formed by the eastern border of said subdivision to the south lot line of Parcel W-460-5; then along such lot line due west to the west property line of 1702 Day Street; then south along the line formed by said west border of said property line to the south property line of 1696 Day Street; then along the south property line west to tributary BC_ID 2700 and 2701 of the East River westerly to the west border Parcel 1088-6; then north along the line formed by said west lot line to the south property line of 6816 Country Creek Court; then due west following the line created by said south property line to Old 57; then, North to Day Street.

☐ Yes

☐ No

Date of Referendum Vote was June 20, 2023.

Dated this 26th day of June, 2023,
nunc pro tunc to June 20, 2023.

BOARD OF CANVASSERS

- 1) Cecilia Kuehn
- 2) Cheryl B. Procher
- 3) Linda Kuehn

EXHIBIT

B

tabbies

Summary Statement of the Board of Canvassers

A Special Referendum Election held on June 20, 2023, in the Town of Wrightstown for portions of Wards 2 and 3.

Question: Should a portion of the Town of Wrightstown consisting of the lands generally described as follows, be incorporated as a village?

Commencing at the intersection of Old 57 and Day Street; easterly on Day Street to the western lot line of and encompassing the Wrightstown Sanitary District (6758 Lagoon Road) then from that point where the easterly property line of 6758 Lagoon Road intersects with tributary BC_ID 1382 of the East River, easterly along said tributary to the western border of parcel W-1202; then due north along the line created by said western lot line to the southern lot line of Parcel W-324; then along the line created by said southern lot line due east to Bunker Hill Road; then north to the intersection with Fair Road; then east to Deuster Street; then south to and including 6723 Deuster Street and the Breckenridge Falls Subdivision; then south along the line formed by the eastern border of said subdivision to the south lot line of Parcel W-460-5; then along such lot line due west to the west property line of 1702 Day Street; then south along the line formed by said west border of said property line to the south property line of 1696 Day Street; then along the south property line west to tributary BC_ID 2700 and 2701 of the East River westerly to the west border Parcel 1088-6; then north along the line formed by said west lot line to the south property line of 6816 Country Creek Court; then due west following the line created by said south property line to Old 57; then, North to Day Street.

☐ Yes

☐ No

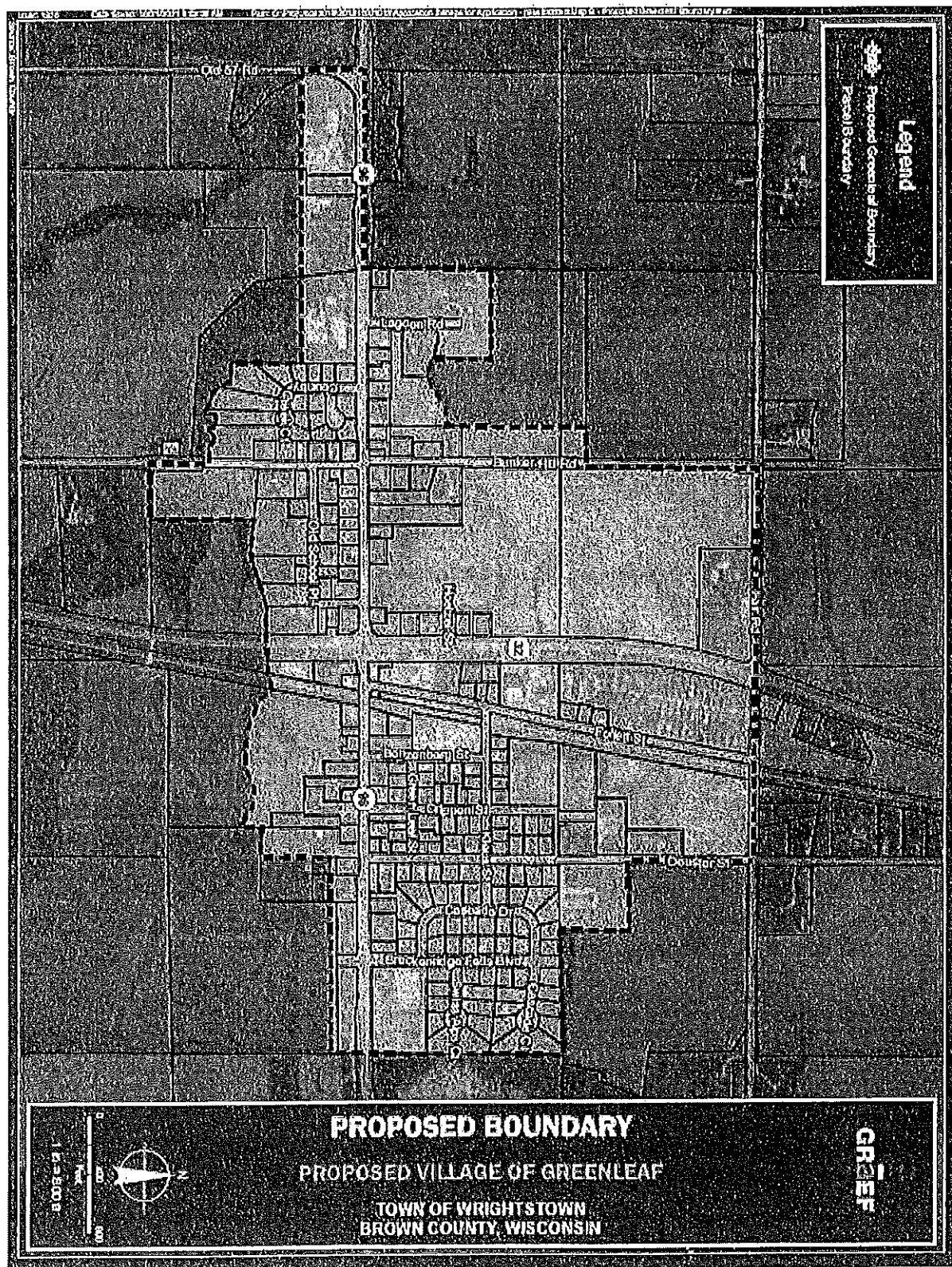
The total number of votes cast for the Referendum was 115 votes, of which **YES** received **106** votes and **NO** received **9** votes.

Dated this 26th day of June, 2023, nunc pro tunc to June 20, 2023.

BOARD OF CANVASSERS

1) Cecilia Kufen
2) Charlene Butcher
3) Linda Tucker





Map 2: Revised Boundary for the Resubmitted Village of Greenleaf

1.B. TERRITORY BEYOND THE CORE

The standard to be applied as found in §66.0207(1)(b), Wis.Stats, reads as follows:

The territory beyond the most densely populated one-half square mile specified in s. 66.0205 (1) or the most densely populated square mile specified in s. 66.0205 (2) shall have an average of more than 30 housing units per quarter section or an assessed value, as defined in s. 66.0217 (1) (a) for real estate tax purposes, more than 25% of which is attributable to existing or potential mercantile, manufacturing or public utility uses. The territory beyond the most densely populated square mile as specified in s. 66.0205 (3) or (4) shall have the potential for residential or other land use development on a substantial scale within the next three years. The Board may waive these requirements to the extent that water, terrain or geography prevents such development.

STATUTORY REQUIREMENTS

Pursuant to §66.0205 Wis. Stats, the Brown County Circuit Court has found that the Resubmitted Village of Greenleaf is an "isolated village as" defined by §66.0201(2)(c). The Resubmitted Village of Greenleaf is smaller and is still removed from the metropolitan community.

§66.0205(1) provides:

(1) Isolated village. Area, one-half square mile; resident population, 150.

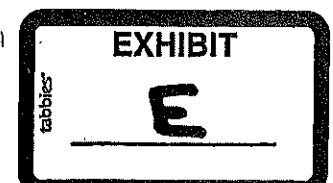
The revised boundary for the Village of Greenleaf meets this standard for an isolated Village. It is 0.50 square miles in size, with a resident population of approximately 735.

POPULATION ESTIMATES

Provide the Board with an accurate estimate of the population of the proposed village, and area population trends using Wisconsin Demographics Services Center or U. S. Bureau of Census data. The population estimate is critical because if the incorporation petition is approved, population will determine the initial allocation of state aids and shared revenues for the community.

As of the 2010 U.S. Census, the total population of the Town of Wrightstown was 2,221, living in 808 households, for an average household size of 2.75. The population for the Resubmitted Village of Greenleaf was calculated by counting the number of housing units in the revised village boundary and multiplying this by the average household size for the Town of Wrightstown, per the recommendation of the Department of Administration. There are currently 267 housing units in the revised boundary for the Resubmitted Village of Greenleaf. The average household size for the Town of Wrightstown is 2.75 (2010 Census).

Assuming there is an average of 2.75 people in each household, this indicates that the estimated population of the Resubmitted Village of Greenleaf is approximately 735 people. By comparison, the Greenleaf Census Designated Place (CDP), which has a different and smaller boundary the proposed village boundary for Greenleaf, has an estimated population of 733 (2013-2017 American Community Survey 5-Year Estimates) and 607 people as of the 2010 Census. Based on any estimate, the Resubmitted Village of Greenleaf meets the isolated village population standard.



PROPOSED VILLAGE OF GREENLEAF
CORPORATE BOUNDARY LEGAL DESCRIPTION

Updated October 21, 2021

All of the SW 1/4 - SW 1/4 and part of the NW 1/4 - SW 1/4 of Section 4, and all of the SE 1/4, part of the NE 1/4 - SW 1/4 and part of the SE 1/4 - SW 1/4 of Section 5, and part of the NW 1/4 - NW 1/4, part of the NE 1/4 - NW 1/4, part of the NW 1/4 - NE 1/4, part of the NE 1/4 - NE 1/4 and part of the SW 1/4 - NE 1/4 of Section 8, and part of the NW 1/4 - NW 1/4 of Section 9, Township 21 North - Range 20 East, Town of Wrightstown, Brown County, Wisconsin, described as follows:

Beginning at the East 1/4 Corner of said Section 5; thence $S00^{\circ}45'36''W$, 845.31 feet along the east line of the SE 1/4 of said Section 5 to the north line of the property described in document number 893402, as recorded at the Brown County Register of Deeds Office; thence $N88^{\circ}36'13''E$, 467.03 feet along said north line to the northeast corner of the property described in said document number 893402; thence $S00^{\circ}45'36''W$, 467.03 feet along the east line of the property described in said document number 893402 to the southeast corner of said property, said point also being a point on the north line of the SW 1/4 - SW 1/4 of said Section 4 and a point on the north line of Breckenridge Estates, recorded as document number 1875681 at the Brown County Register of Deed Office; thence $N88^{\circ}36'13''E$, 830.00 feet along the north line of the SW 1/4 - SW 1/4 of said Section 4 and the north line of said Breckenridge Estates to the northeast corner of the SW 1/4 - SW 1/4 of said Section 4 and the northeast corner of said Breckenridge Estates; thence $S00^{\circ}36'18''W$, 1315.21 feet along the east line of the SW 1/4 - SW 1/4 of said Section 4 and the east line of said Breckenridge Estates extended to the southeast corner of the SW 1/4 - SW 1/4 of said Section 4 and the northeast corner of the NW 1/4 - NW 1/4 of said section 9; thence $S00^{\circ}29'53''W$, 243.87 feet along the east line of the NW 1/4 - NW 1/4 of said section 9; thence $S89^{\circ}22'54''W$, 1300.90 feet parallel with the south line of Certified Survey Map Number 8372, recorded as document number 2648886 at the Brown County Register of Deeds Office, to a point on the west line of the NW 1/4 - NW 1/4 of said section 9 and the east line of Lot 21 of Central Greenleaf Assessor's Plat, recorded as document number 1365919 at the Brown County Register of Deed Office; thence $S00^{\circ}41'38''W$, 468.06 feet along the west line of the NW 1/4 - NW 1/4 of said section 9 and the east line of said Lot 21 to the northeast corner of the property described in document number 2665223, as recorded at the Brown County Register of Deeds Office; thence $N89^{\circ}18'24''W$, 202.66 feet along the north line of the property described in said document number 2665223 to the northwest corner of said property and a point on the west line of said Lot 21; thence $S00^{\circ}41'40''W$, 144.73 feet, more or less, along the west line of the property described in said document number 2665223 and the west line of said Lot 21 to a point at the center of an unnamed stream; thence $N57^{\circ}34'11''W$, 149.20 feet, more or less, along the center of said unnamed stream; thence $N83^{\circ}06'54''W$, 123.22 feet, more or less, along the center of said unnamed stream; thence $S67^{\circ}59'51''W$, 168.27 feet, more or less, along the center of said unnamed stream; thence $N87^{\circ}10'29''W$, 234.05 feet, more or less, along the center of said unnamed stream; thence $N69^{\circ}31'32''W$, 223.36 feet, more or less, along the center of said unnamed stream; thence $N32^{\circ}04'27''W$, 114.43 feet, more or less, along the center of said unnamed stream; thence $S78^{\circ}13'39''W$, 119.24 feet, more or less, along the center of said unnamed stream to a point on the west line of the Wisconsin Department of Natural Resources trail and a point on the east line of Lot 11 of said Central Greenleaf Assessor's Plat; thence $S10^{\circ}52'45''W$, 12.31 feet along the west line of said



trail and the east line of said Lot 11 to the southeast corner of said Lot 11; thence N89°55'51"W, 81.86 feet along the south line of said Lot 11 to the southwest corner of said Lot 11 and a point on the east line of State Trunk Highway (S.T.H.) 32 & 57; thence S88°38'57"W, 175.98 feet to a point on the west line of S.T.H. 32 & 57 and the northeast corner of Lot 29 of West Greenleaf Assessor's Plat, recorded as document number 1237697 at the Brown County Register of Deed Office; thence S89°33'01"W, 184.81 feet along the north line of said Lot 29; thence S72°18'39"W, 360.34 feet along the north line of said Lot 29; thence N84°38'27"W, 236.98 feet along the north line of said Lot 29 to the northwest corner of said Lot 29; thence S00°47'57"W, 701.55 feet along the west line of said Lot 29 to the southwest corner of said Lot 29 and the southeast corner of Lot 37 of said West Greenleaf Assessor's Plat; thence S89°26'12"W, 374.71 feet along the south line of said Lot 37 and its extension to a point on the east line of the NW 1/4 of said Section 8; thence N00°46'03"E, 408.06 feet, more or less, along the east line of the NW 1/4 of said Section 8 to a point at the center of an unnamed stream; thence S88°30'35"W, 35.03 feet, more or less, along the center of said unnamed stream to a point on the west line of Bunker Hill Road and the southeast corner of Lot 9 of Green Acres Estates, recorded as document number 1441808 at the Brown County Register of Deed Office; thence S85°08'25"W, 77.82 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N46°23'31"W, 45.17 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N77°27'56"W, 29.32 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S57°36'21"W, 63.22 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N59°29'15"W, 9.01 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N28°58'26"W, 44.81 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N77°27'14"W, 32.30 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S79°25'31"W, 39.28 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S16°59'35"W, 37.02 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S22°29'04"E, 21.91 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S40°09'58"W, 15.95 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N80°08'29"W, 25.63 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N46°11'27"W, 31.33 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N73°45'53"W, 82.48 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N52°00'26"W, 28.95 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N31°32'12"W, 43.26 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N23°47'08"W, 73.23 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N82°08'28"W, 44.32 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence S84°50'48"W, 55.95 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates; thence N73°11'50"W, 33.04 feet, more or less, along the center of said unnamed stream and the south line of said Green Acres Estates to the southwest corner of said Green Acres Estates; thence N00°46'07"E, 474.60 feet along the west line of said Green Acres Estates; thence N89°50'47"W, 1907.73 feet along the south line of the north 425.00 feet of the NW 1/4 of said Section 8 to a point on the southwesterly line of Lot 1 of Certified Survey Map

number 9066, recorded as document number 2860481 at the Brown County Register of Deeds Office; thence N29°18'31"W, 9.69 feet along the southwesterly line of said Lot 1 to a point on the east line of Old 57 Road; thence N89°35'32"W, 35.00 feet along the south line of said Certified Survey Map number 9066 to a point on the west line of the NW 1/4 of said Section 8; thence N00°22'34"E, 416.41 feet along the west line of the NW 1/4 of said Section 8 to the northwest corner of said Section 8 and the southwest corner of said Section 5; thence S89°50'47"E, 1312.68 feet along the south line of the SW 1/4 of said Section 5 to the southwest corner of the SE 1/4 – SW 1/4 of said Section 5; thence N00°48'17"E, 859.84 feet along west line of the SE 1/4 – SW 1/4 of said Section 5 and the west line of Northwest Greenleaf Assessor's Plat, recorded as document number 1279749 at the Brown County Register of Deed Office, to the northwest corner of the property described in document number 1430633, as recorded at the Brown County Register of Deeds Office; thence S89°50'53"E, 596.00 feet along the north line of the property described in said document number 1430633 to the northeast corner of said property; thence S00°48'14"W, 392.57 feet along the east line of the property described in said document number 1430633 to the southeast corner of said property, also being a point at the center of an unnamed stream and a point on the north line of Lot 1 of Certified Survey Map Number 7705, recorded as document number 2328738 at the Brown County Register of Deeds Office; thence S65°45'36"E, 68.74 feet, more or less, along the center of said unnamed stream and the north line of said Lot 1; thence S74°43'29"E, 37.72 feet, more or less, along the center of said unnamed stream and the north line of said Lot 1; thence N74°52'26"E, 22.15 feet, more or less, along the center of said unnamed stream and the north line of said Lot 1 to the northeast corner of said Lot 1; thence N84°47'01"E, 26.15 feet, more or less, along the center of said unnamed stream; thence N57°28'26"E, 204.22 feet, more or less, along the center of said unnamed stream; thence N81°25'52"E, 86.65 feet, more or less, along the center of said unnamed stream; thence S89°43'00"E, 49.27 feet, more or less, along the center of said unnamed stream to a point on the west line of Lot 2 of said Northwest Greenleaf Assessor's Plat and the west line of Lot 1 of Certified Survey Map Number 4390, recorded as document number 1314123 at the Brown County Register of Deeds Office; thence N00°46'04"E, 99.17 feet along the west line of said Lot 2 and the west line of said Lot 1 to the northwest corner of said Lot 2 and the northwest corner of said Lot 1; thence N00°46'04"E, 831.70 feet along the west line of the east 263.98 feet of the SW 1/4 of said Section 5 to the north line of the property described in document number 725154, as recorded at the Brown County Register of Deeds Office; thence S89°36'54"E, 263.99 feet along the north line of the property described in said document number 725154 and its extension to a point on the west line of the SE 1/4 of said Section 5; thence N00°46'04"E, 1158.69 feet along the west line of the SE 1/4 of said Section 5 to the northwest corner of the SE 1/4 of said Section 5; thence S89°23'01"E, 2626.19 feet along the north line of the SE 1/4 of said Section 5 to the **Point of Beginning**.

Said described lands contain 320.960 acres or 0.5015 square miles more or less.